



Brownfields Showcase Community Jackson, MS

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

Brownfields are abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived contamination. In May 1997, Vice President Gore announced a Brownfields National Partnership to bring together the resources of more than 15 federal agencies to address local cleanup and reuse issues in a more coordinated manner. In 1998, this multi-agency partnership designated 16 "Brownfields Showcase Communities"—models demonstrating the benefits of collaborative activity on brownfields. In October 2000, the partnership selected 12 additional "Brownfields Showcase Communities" to continue the success of the initiative. The Brownfields Showcase Communities are distributed across the country and vary by size, resources, and community type. A wide range of support will be leveraged, depending on the particular needs of each Showcase Community.

BACKGROUND

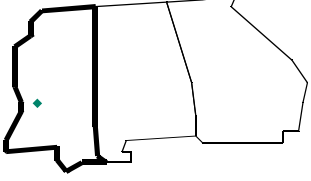
The Brownfields National Partnership has selected Jackson, Mississippi, as a Brownfields Showcase Community. The town (population 196,637) will target brownfields that are part of the federally designated Enterprise Community (EC) Strategic Planning Zone located adjacent to Jackson's central business district. The redevelopment of the anchor area, the Farish Street District Historic District (the country's oldest, pre-civil rights African-American community), is complicated by the existence of real or perceived contaminated sites. Many sites are key to the development of the district. Currently Jackson is experiencing a dwindling population and tax base, with industrial areas either being abandoned or minimally used. Lack of reinvestment and development further threaten to undermine its fragile economy. Ninety-seven percent of residents living within the targeted brownfields areas are minorities, and approximately

61 percent live below the poverty line, with households earning less than \$8,000 annually. The city is working to clean up and redevelop brownfields sites and undertake other long-term sustainable redevelopment projects.

CURRENT ACTIVITIES AND ACHIEVEMENTS

The town has identified more than 100 sites as potential brownfields sites. Currently, redevelopment activities are underway at three sites. Additional sites are expected to be targeted to attract public and private investors.

Community Profile



Jackson, Mississippi

The City of Jackson will supplement its rich historic value by redeveloping a 16-square-mile area to revitalize a section of the city to its former days of grandeur. Jackson is expecting the cleanup and redevelopment process to alleviate unhealthy environmental conditions and to spur economic growth in surrounding communities.

Jackson has formed partnerships with federal, state, and local entities to address brownfields issues. Their partnership activities target three areas: the Five Points area; the Mid-town community, which is part of the EC and includes the Farish Street Historic District; and the South Farish Street area. One project within the Mid-town community area includes a "brightfields" redevelopment project, which incorpo-

rates solar and/or renewable energy technologies into the reuse of industrial properties. Another project in this community is the planned restoration of the historic King Edward Hotel, which is across the street from a brownfield being redeveloped at an estimated cost of \$13 million, as a rail transportation center. Redevelopment of the hotel includes an estimated \$40 million restoration effort and a \$500,000 cleanup. Upon completion, the hotel project is estimated to generate 160 jobs and \$250,000 in taxes. The state provided \$6 million to the Farish Street Historic District for business development. Additionally, Fannie Mae contributed \$6 million and Jackson Redevelopment Venture, LLC, committed to invest \$75 million towards the project. In addition, the city set aside \$200,000 for the cleanup and redevelopment of the Samson's Dry Cleaning facility also located in the Farish Street Historic District.

A few of the partners involved include Farish Street Historic District Neighborhood Foundation, Jackson City Council, Jackson Metro Housing Partnership, Inc., Jackson Medical Mall Foundation, Mississippi Manufacturers Association, Jackson State University Department of Urban Planning, Metro Jackson Chamber of Commerce, the Mississippi Department

of Environmental Quality, the U.S. Army Corps of Engineers-Vicksburg District, and State of Mississippi Department of Economic and Community Development.

SHOWCASE COMMUNITY OBJECTIVES AND PLANNED ACTIVITIES

As a Showcase Community, Jackson's objective is to revamp brownfield sites in historic neighborhoods and adjacent areas. The project strategy will include selecting and assessing sites, identifying redevelopment barriers, developing a comprehensive redevelopment plan for the 100 sites, ensuring community involvement, and coordinating cleanup activities. Jackson will continue to work with its cooperative partners, EPA, and the state's Department of Environmental Quality and leverage additional resources and assistance from private and public investors. The project will demonstrate how coordinated federal, state, and local efforts can spur revitalization in communities of great need while preserving their historical identity.

Contacts

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For more information on the Brownfields Showcase Communities, visit the EPA Brownfields Web site at:

<http://www.epa.gov/swerosps/bf/showcase.htm>.